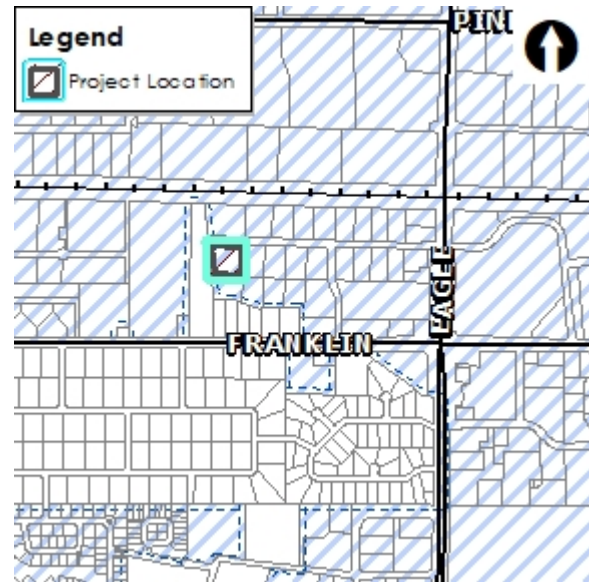


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/2/2021
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-489-0573
SUBJECT: H-2020-0121
KB Fabrication & Welding Vacation
LOCATION: 2675 E Lanark St.



I. PROJECT DESCRIPTION

Request to vacate the 20' wide landscape easement platted on the south property line of Lot 5, Block 3 of Olson and Bush Subdivision No. 2, by Platform Architecture Design.

II. APPLICANT INFORMATION

A. Applicant:

Catherine Sewell, Platform Architecture Design – 1008 S. Johnson St., Boise, ID 83705

B. Owner:

Bill Brown, KB Fabrication & Welding – 1970 W. Franklin Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

In September of 2020, a Certificate of Zoning Compliance and Design Review (DES, CZC - A-2020-0129) was approved for a 2,500 sq. ft. office building and 9,000 sq. ft. welding shop building on two lots of two different subdivisions (Lot 5, Block 3 of Olson and Bush Subdivision No. 2 and Lot 6, Block 3 of Olson and Bush Subdivision No. 3). Although a building can overlay an interior lot line if both lots are under the same ownership, it was discovered that a 20' landscape easement existed along the southern property line of the northern lot (Lot 5, Block 3 of the Olson and Bush Subdivision No. 2) and the shop building would be encroaching on this easement. This landscape easement is referenced in Note 9 of the plat and was intended to ensure subsequent development was respectful of residential development to the south. Since the time of the final plat approval, the lot south of the

landscape easement (Lot 6, Block 3 of Olson and Bush Subdivision No. 3) was purchased, is now part of the same development, and the approved CZC includes a 25' residential landscape buffer at the southern perimeter and 20' landscape buffer along E. Lanark St to the north (as is required for a collector street). Therefore, the landscape easement is no longer necessary.

As part of the final approval of the CZC, the applicant is required to vacate the landscape easement by amending the plat and then merging both lots together by a Property Boundary Adjustment. When this is completed, the applicant can proceed with applying for a building permit and move forward with construction of the project.

IV. DECISION

A. Staff:

Staff recommends approval of the vacation of the landscape easement as proposed by the Applicant by amending Plat Note 9 of the Olson and Bush Subdivision No. 2 as follows:

1. The 20-foot landscape setback on Lots 1 through Lot ~~5~~ **4**, Block 3 shall be reserved for landscaping required by the City of Meridian. These lots shall provide landscaping as required by the City of Meridian.

V. EXHIBITS

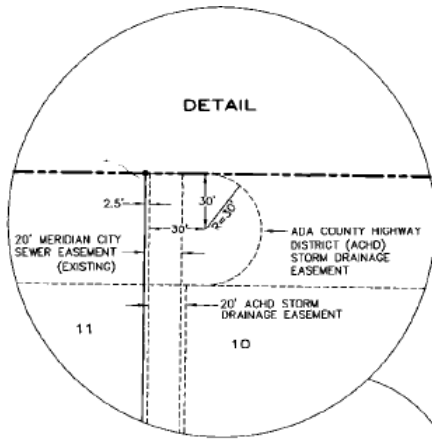
A. Recorded Plat (date: November 2004)

OLSON AND BUSH SUBDIVISION NO. 2

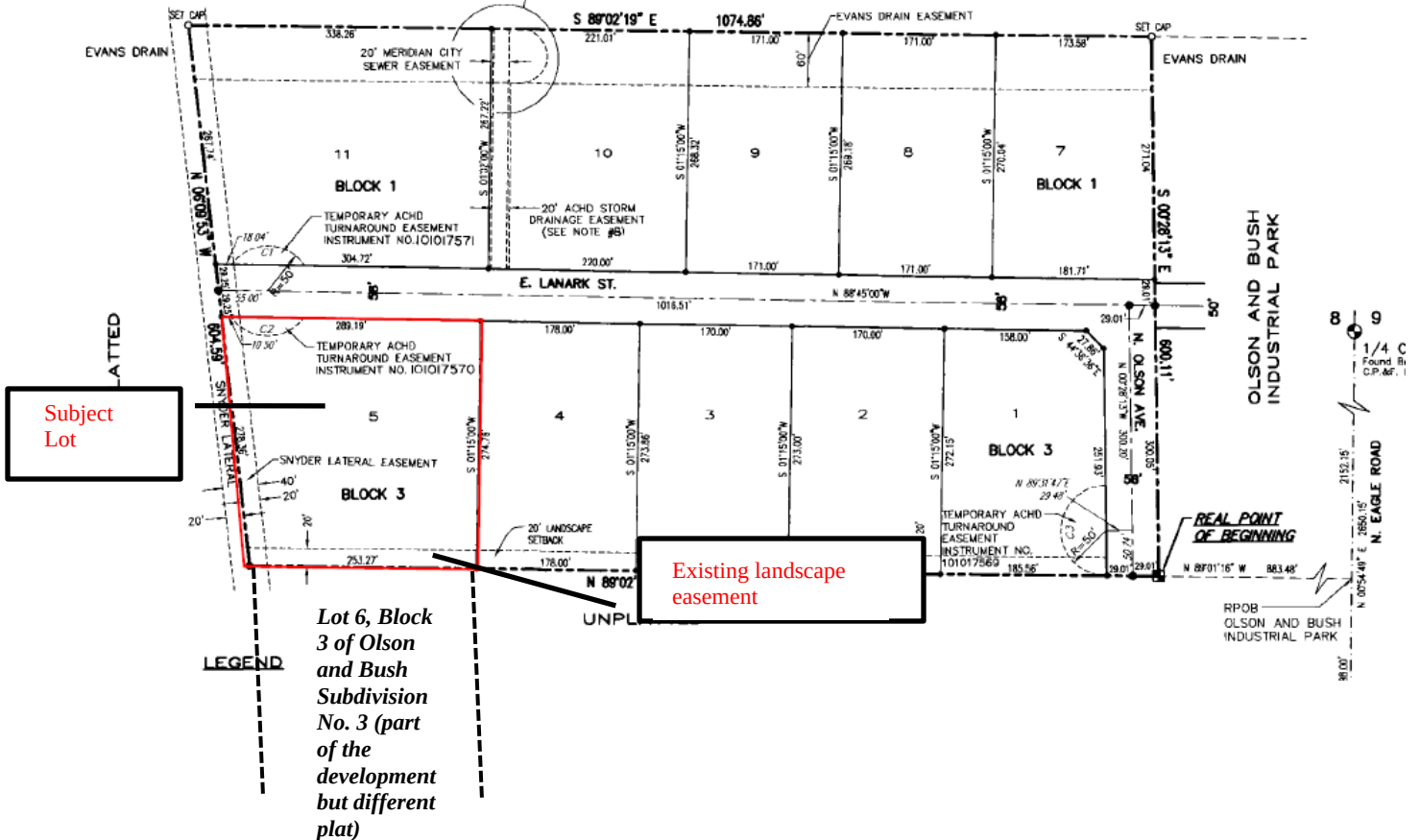
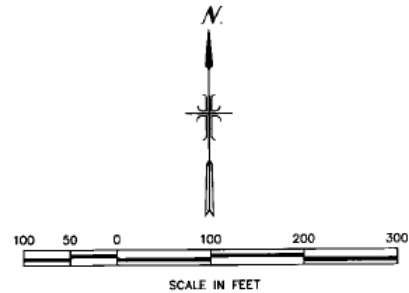
A PORTION OF THE SE 1/4,
SECTION 8, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2004

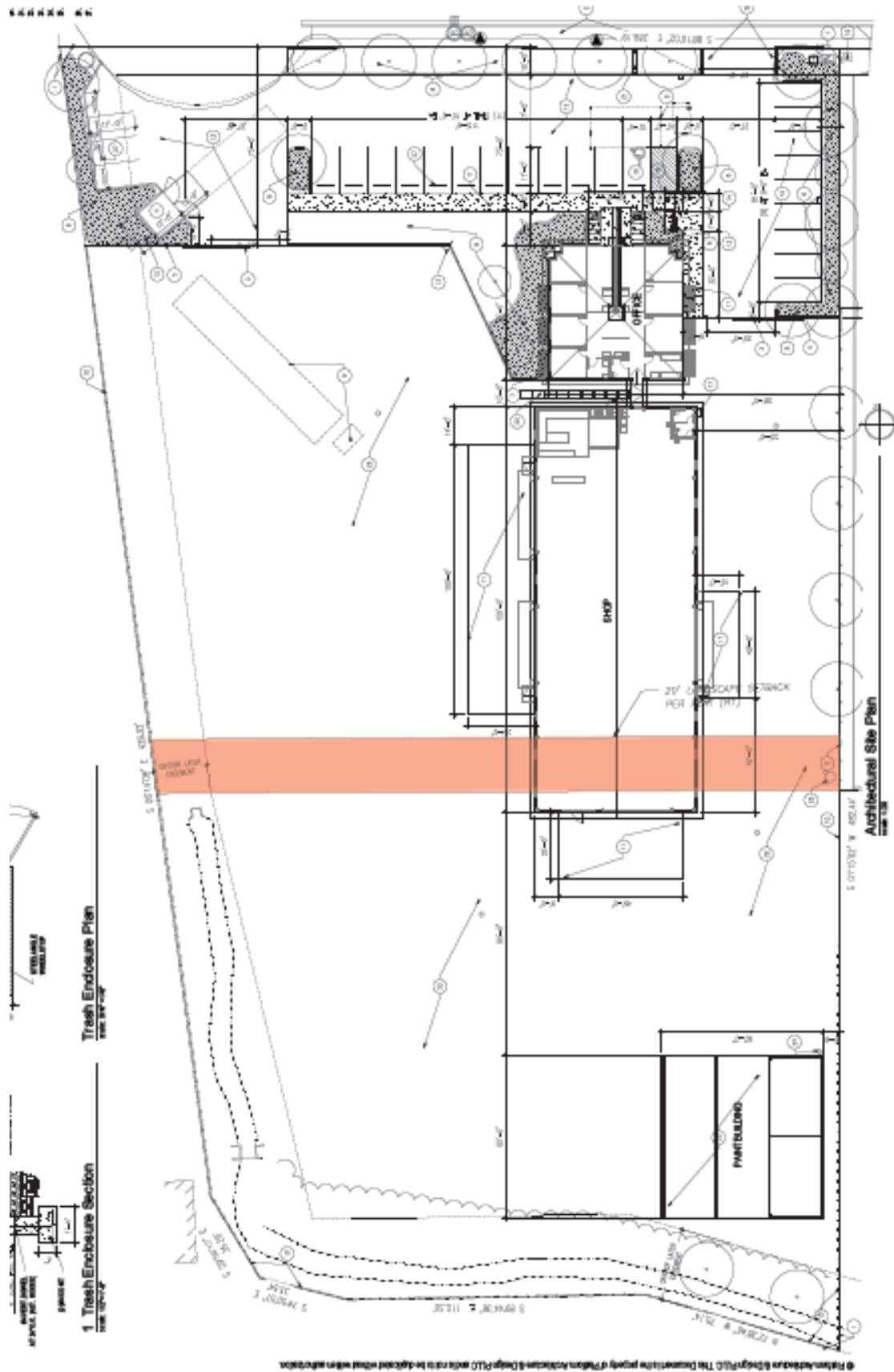
SA
SA
AF
DE
TH
CC
IF
IS
FA
RE
CE
DE



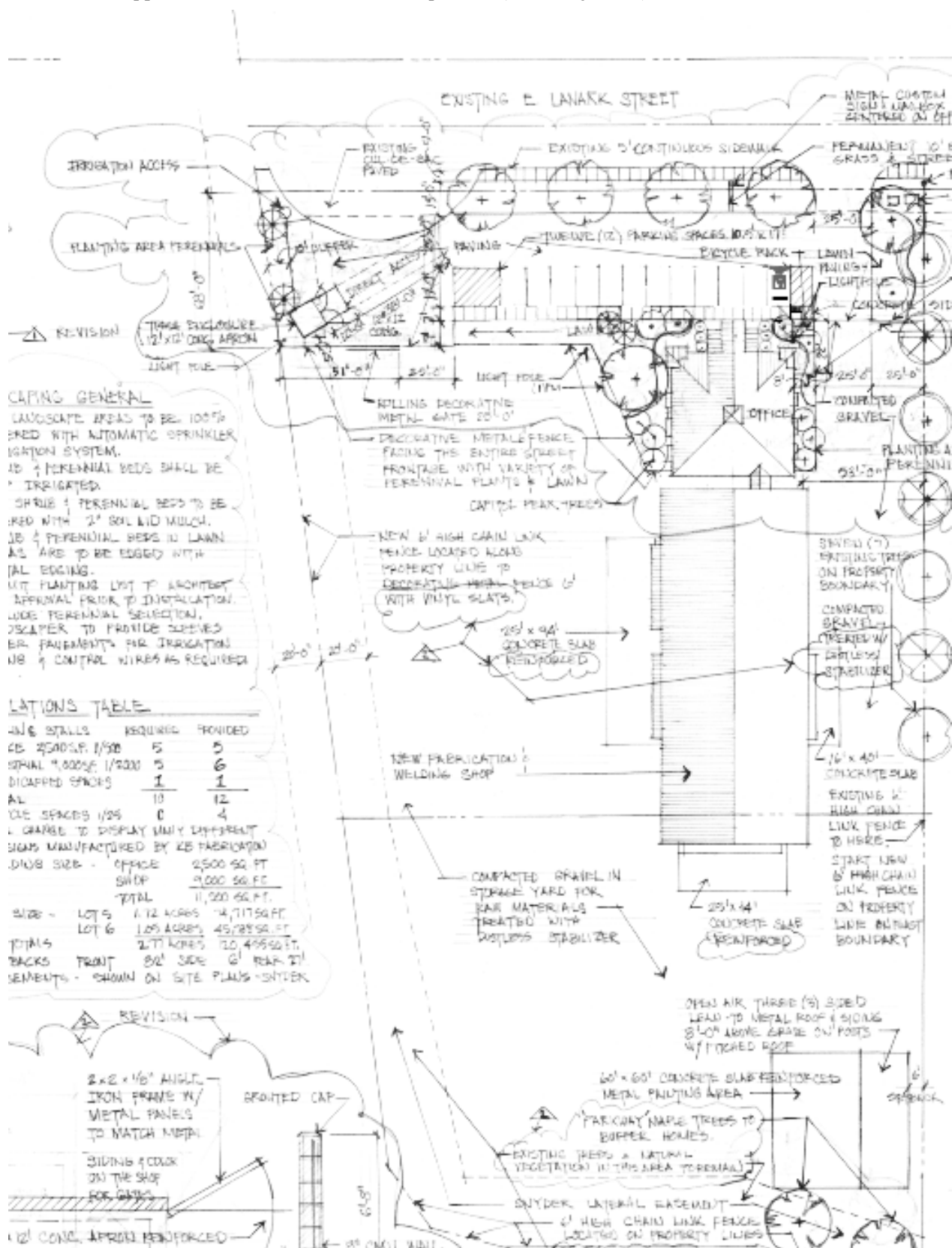
UNION PACIFIC RAILROAD
UNPLATTED



B. Diagram Showing Landscape Easement in relation to Approved Development



C. Approved CZC Site Plan / Landscape Plan (date: July 2020)



D. Proposed Property Boundary Adjustment (date: December 2020)

